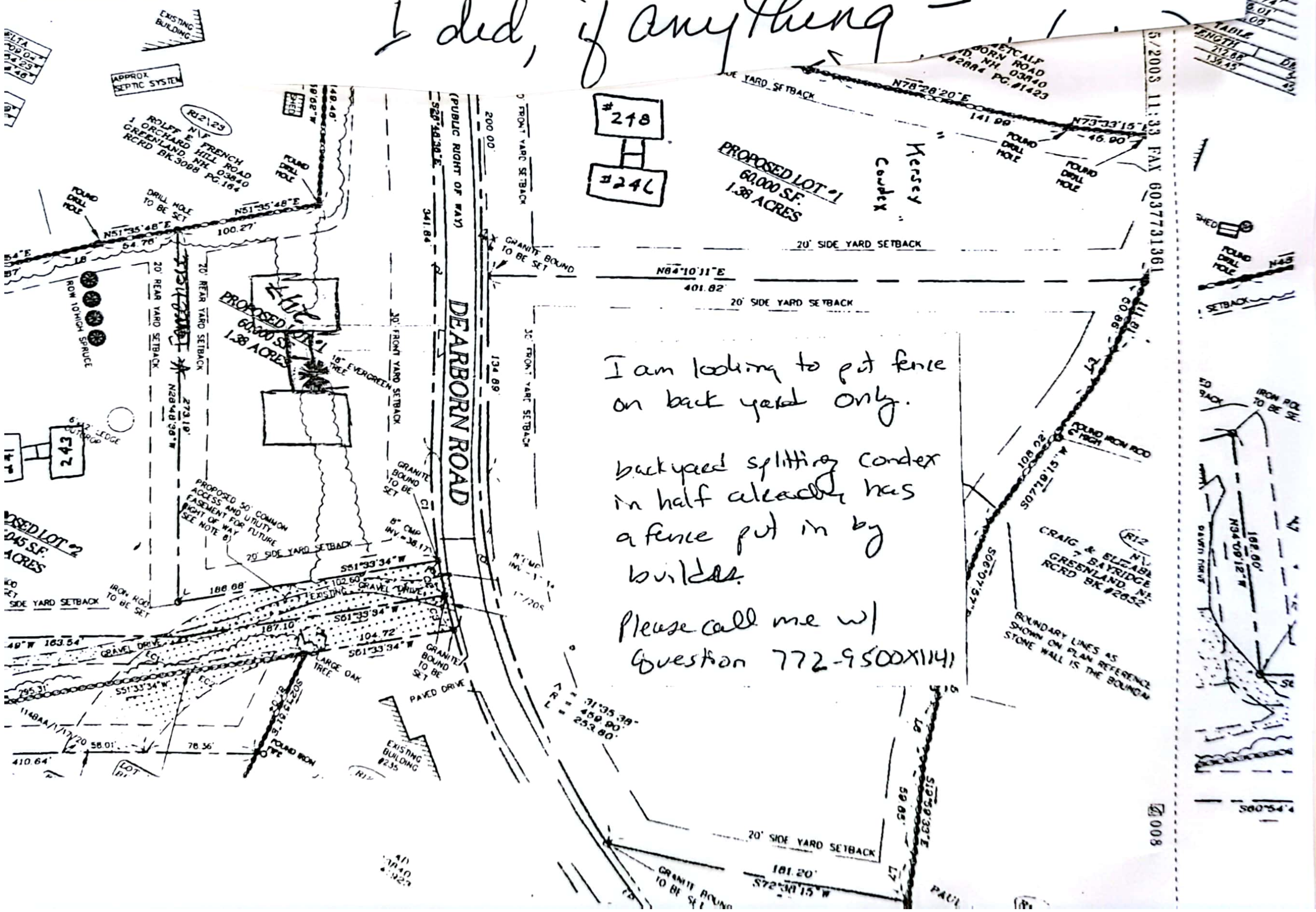
Hi Tocky,
We got your E-Mail address from Linda Petersen and Cindy Caldwell. We are in need of a surveyor to mark to points in our yard in Greenland and were wondering if you would be able to help us out. We would like to put a fence and it is a fairly new house . When it was built however there was no permanent land markers put in and our neighbor has moved the marker around a quite a bit(Or it has a life of its own :) We are not in any hurry We are not even sure you can help us out.....But if you can could you please contact us.

Thank you,
Tammy Richard Work 603-893-5722 x24
Donna Dinola Work 1-800-258-0855 x1141
Home-603-427-0093

I have nothing else and can't remember what I did, if anything –

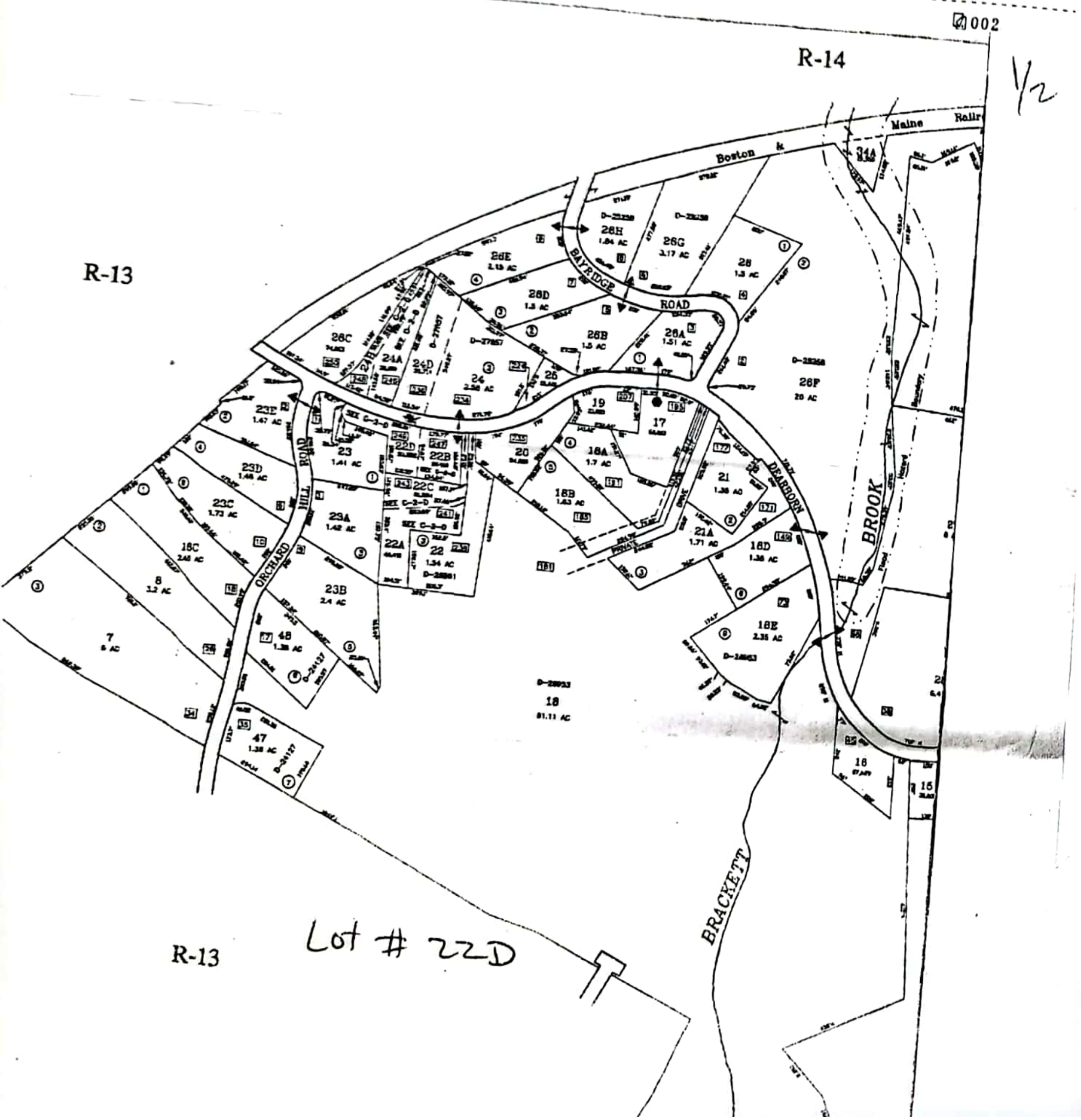

5/2003 11:33 FAX 6037731361
008
DEARBORN ROAD
(PUBLIC RIGHT OF WAY)
PROPOSED LOT #1
60,000 S.F.
1.38 ACRES
#218
#246
Kersey
Condex
N84°10'11"E
401.82'
20' SIDE YARD SETBACK
30' FRONT YARD SETBACK
20' REAR YARD SETBACK
N/F ROLFE E. FRENCH
1 ORCHARD HILL ROAD
GREENLAND, NH 03840
RCRD BK 3068 PG 164
APPROX. SEPTIC SYSTEM
EXISTING BUILDING
FOUND DRILL HOLE
GRANITE BOUND TO BE SET
FOUND IRON ROD
N78°28'20"E
N73°33'15"E
S07°19'15"W
N51°35'48"E
S61°33'34"W
PROPOSED 50' COMMON ACCESS AND UTILITY EASEMENT FOR FUTURE RIGHT OF WAY (SEE NOTE 6)
ROW 10 HIGH SPRUCE
LARGE OAK TREE
EVERGREEN TREE
GRAVEL DRIVE
PAVED DRIVE
CRAIG & ELIZABETH
7 BAYRIDGE
GREENLAND, NH
RCRD BK #2832
BOUNDARY LINES AS SHOWN ON PLAN REFERENCE STONE WALL IS THE BOUNDARY
Δ = 31°35'38"
R = 459.90'
L = 253.60'
181.20'
S72°38'15"W

I am looking to put fence on back yard only.

backyard splitting condex in half already has a fence put in by builder.

Please call me w/ question 772-9500x1141

1/2


R-14
R-13
R-13
Boston & Maine Railroad
BAYRIDGE ROAD
DEARBORN
ORCHARD HILL ROAD
BRACKETT
BROOK

Lot # 22D

ASSESSMENT PURPOSES ONLY
PROPERTY CONVEYANCES

Final plan Limit is based on First MAP Dated May 17, 1999
Town is not responsible for any error in location.

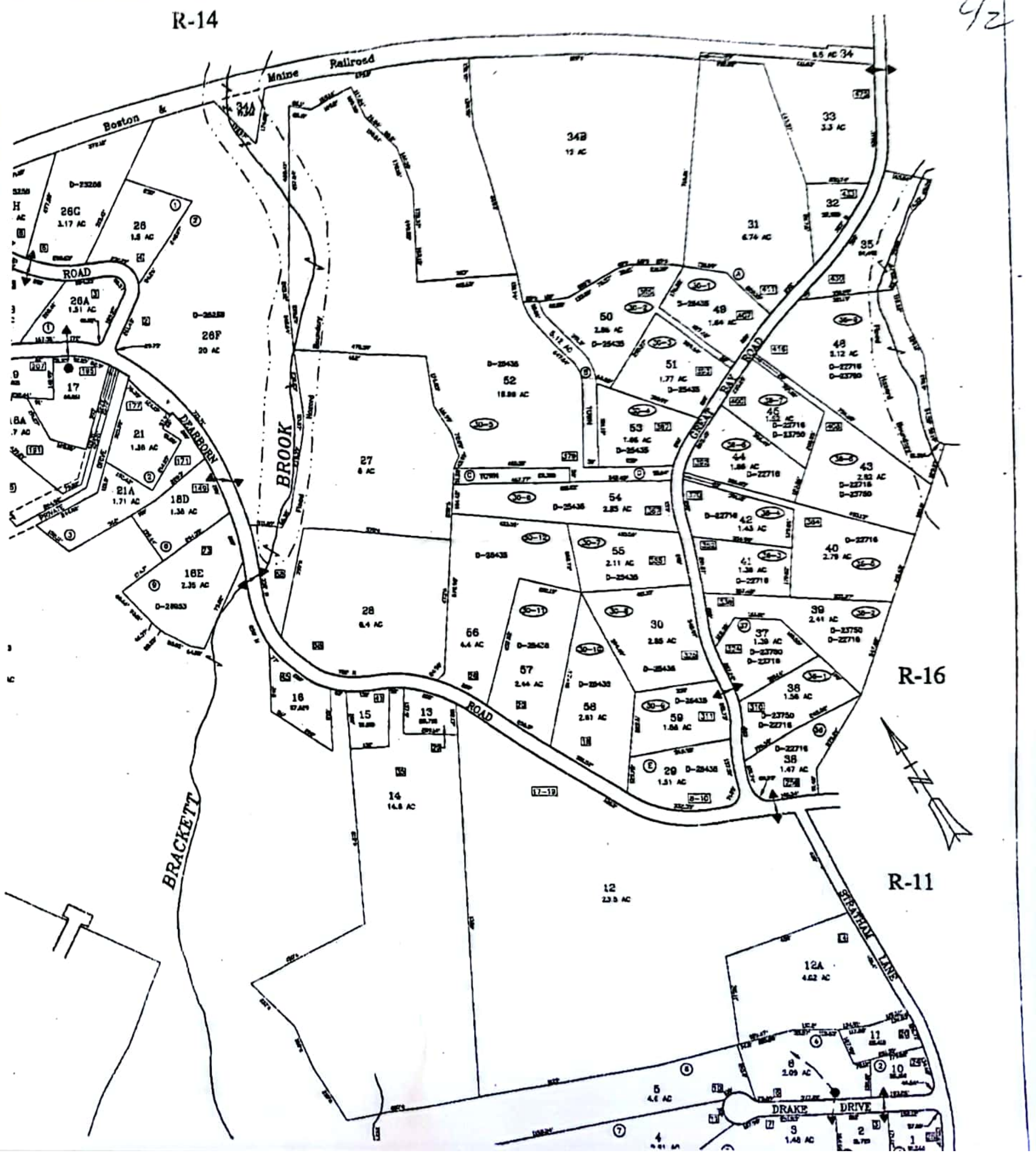
BY PHOTOGRAMMETRIC METHODS BY
O'DONNELL & ASSOCIATES
, MAINE

LEGEND

ADJACENT SHEET NO.	12	CATCH BASIN	●
COMMON OWNERSHIP	OR √	DRAIN PIPE	▲
DEVELOPMENT LOT NO.	②	STREET NO.	[1]
SCALE DIMENSION	±		

PROPERTY MAP
GREENLAND
NEW HAMPSHIRE

2/2


R-14
R-16
R-11
Boston & Maine Railroad
ROAD
DEARBORN ROAD
BROOK
BRACKETT
GREAT BAY ROAD
STRATHAM LANE
DRAKE DRIVE
N

WARRANTY DEED

D. D. Cook Builders, Inc., a New Hampshire corporation of P. O. Box 697, Greenland, New Hampshire 03840, for consideration paid, grants to Donna E. DiNola of 130 Colonial Drive, Portsmouth, NH 03801 with WARRANTY COVENANTS:

A certain tract of real property with buildings thereon situated in Greenland, Rockingham County and State of New Hampshire and described as:

Unit 247 of the 245-247 Dearborn Road Condominium, as shown on Site Plan #D-27355 and recorded in the Rockingham County Registry of Deeds, said Unit located in Greenland, County of Rockingham and State of New Hampshire, as established by D. D. COOK, BUILDERS, INC. pursuant to New Hampshire RSA 356-B by Declaration dated October 5, 1999, and recorded in the Rockingham County Registry of Deeds at Book 3428 Page 1492.

0071116

Conveyed also with said Unit is the exclusive right to use certain Limited Common Areas as designated and described in said Declaration as Limited Common Areas and shown on the Site Plan for 245-247 Dearborn Road Condominium, recorded in said Registry.

Said Unit is hereby conveyed together with an equal, undivided interest in the Common Area and facilities appurtenant to said Unit as provided in the Declaration, together with the right to use the same in common with others entitled thereto.

Said Unit is conveyed subject to, and together with, an access easement to be used in common as shown on the plans filed in connection herewith including the subdivision Plan # D-26861.

Being a portion of the same premises conveyed to D. D. Cook Builders, Inc. by deed of Bruce L. Dearborn and Mary D. Dearborn dated June 30, 1999 and recorded in the Rockingham County Registry of Deeds at Book 3404 Page 0447.

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Also conveying the following appurtenant easements:

1. A non-exclusive easement for ingress, egress and utilities from said property and the right to use for all proper purposes, in common with all the other occupants from time to time, any and all portions of the premises designated as Common Area, as well as a non-exclusive easement through all other Units and all Common Areas for the purpose of maintenance of said Unit.

2. A non-exclusive easement for encroachment upon the Common Area or upon other Units for the portions of the building constituting the said Unit, resulting from settling or other causes, other than the willful acts of the grantees, their heirs and assigns.

Excepting and reserving the following:

A. An easement through said Unit as may be necessary and appurtenant to the Common Area and other Units for the maintenance of the Common Area and other Units.

B. An easement appurtenant to the Common Area and other Units for encroachment from any causes except for the willful acts of the Unit Owners.

C. All utility easements of record.

Said Unit is hereby conveyed subject to the restrictions, conditions and other provisions of the Condominium Declaration, By-Laws and Rules and Regulations for 245-247 Dearborn Road Condominium, as amended from time to time, as well as the provisions of New Hampshire RSA 356-B relating to the unit ownership of real property as the statute is written as of the date hereof and as it may, in the future, be amended.

By acceptance and signing of this deed, grantee agrees to the following: Each Unit Owner agrees to pay one-half of the expense of plowing, maintaining and replacing the common accessway.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 5TH day of October, 1999.

D. D. Cook Builders, Inc.

Witness

By: Donald D. Cook

Donald D. Cook, President

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

2 THOUSAND 5 HUNDRED AND 35 DOLLARS

MO. DAY YR. AMOUNT

100699 402095 $2535.00

VOID IF ALTERED

(NOTARIZED NEXT PAGE)

JUL 29 9 40 AM '99 [0054353

LEGEND

BK.2562/PG.2763	BOOK NO./PAGE NO.
C1	SEE CURVE TABLE
CMP	CORRUGATED METAL PIPE
EC1	SEE EASEMENT CURVE TABLE
EL1	SEE EASEMENT LENGTH TABLE
EP	EDGE OF PAVEMENT
INV.	INVERT
L8	SEE LENGTH TABLE
L.C.A	LIMITED COMMON AREA
N/F	NOW OR FORMERLY
NHDES	NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES
PSNH	PUBLIC SERVICE OF NEW HAMPSHIRE
R	RADIUS
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
TBM	TEMPORARY BENCH MARK
R12\83B	ASSESSORS MAP & PARCEL NUMBER
— - —	PROPERTY LINE
○○○○	STONE WALL
▫	GRANITE BOUND
●	DRILL HOLE
○	IRON ROD
⍜	UTILITY POLE
⊛	WELL
✕	RAILROAD SIGN

LENGTH TABLE

LINE	DIRECTION	DISTANCE
[illegible]	N45°49'54"E	30.00'
[illegible]	[illegible]	16.60'
L10	[illegible]	21.62'
L11	[illegible]	36.34'

NOTE: L1-L7 ARE ACROSS THE STREET, SEE JOB #98094

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	492.97'	78.74'	09°09'04"
C2	492.97'	25.01'	02°54'23"
C3	492.97'	16.06'	02°04'40"

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
EC1	225.00'	212.68'	54°09'29"
EC2	175.00'	139.45'	45°39'18"
EC3	225.00'	13.10'	03°20'38"

EASEMENT LENGTH TABLE

LINE	DIRECTION	DISTANCE
EL1	N78°00'15"W	35.55'
EL2	N61°06'48"E	22.65'
EL3	S78°00'15"E	19.8[illegible]

PLAN REFERENCES:

1. "PLAN OF LAND, JOHN BRACKETT, DEARBORN RD., GREENLAND-NH" BY MOULTON ENGINEERING CO., DATED 4/78, RCRD PLAN #D-8700.
2. "SUBDIVISION OF LAND OF ANTHONY R. & MILDRED G. BRACKETT, BAYRIDGE ROAD, GREENLAND, N.H." BY BERRY SURVEYING & ENGINEERING, DATED 4 SEP 85, RCRD PLAN #D-15110.
3. "SUBDIVISION OF LAND FOR JOHN L. BRACKETT, JR.,DEARBORN ROAD, GREENLAND, N.H." BY HENRY AND BERLIND ASSOCIATES, INC., DATED FEB. 1988, RCRD PLAN #D-17808.
4. "PLAN OF LAND OF JOHN R. BRACKETT, SR. IN GREENLAND-NH" BY MOULTON ENGINEERING CO., DATED 8-17-73, RCRD PLAN #D-3899.
5. "LAND OF JOHN R. BRACKETT SR. TO BE CONVEYED TO JOHN R. BRACKETT JR." DATED 1-18-78, RCRD PLAN #D-8463.
6. "PLAN OF LAND IN GREENLAND, NH, FOR GEORGE COHEN, 8 DEARBORN ROAD, GREENLAND, N.H." BY KIMBALL CHASE COMPANY, INC. DATED 9-18-85, RCRD PLAN #D-14028.
7. "PLAN OF LOTS "STRATHAM LANE ESTATES" STRATHAM AND GREENLAND, N.H. FOR REYNOLDS DRAKE" BY JOHN W. DURGIN, CIVIL ENGINEERS, PROFESSIONAL ASSOCIATION DATED MARCH 1978, RCRD PLAN #D-7949.
8. "SUBDIVISION OF LAND (LOTS 7 & 8) FOR JOHN R. & JOANNE L. BRACKETT, ORCHARD HILL RD., GREENLAND, NH" BY WALTER J. ZWEARCAN DATED JUNE 1995, RCRD PLAN #D-24127.
9. "SUBDIVISION PLAN, STRATHAM LANE, GREENLAND, NEW HAMPSHIRE PREPARED FOR: MAURICE E. & AGNES A. MARTEL" BY L.J. MILLS REGISTERED LAND SURVEYOR, DATED 11 MARCH 1988, REVISION #1 DATED 5/3/88, RCRD PLAN #D-17038.
10. "SUBDIVISION OF LAND FOR BEVERLY A. BRAYTON AND KEITH L. & ROMEDY L. MURROW IN GREENLAND, N.H." BY PARKER SURVEY ASSOC., INC., DATED AUGUST 1990, RCRD PLAN #D-20672.
11. "SUBDIVISION OF LAND (LOT 8) FOR JOHN R. JR. & JOANNE L. BRACKETT, DEARBORN ROAD, GREENLAND, NH" BY WALTER J. ZWEARCAN DATED NOV. 1991, RCRD PLAN #D-21501.
12. "SUBDIVISION OF LAND AND REVISIONS OF LOT FOR: JOHN R. JR. & JOANNE L.BRACKETT, 181 DEARBORN ROAD, GREENLAND, N.H., SITE: LOTS 2 & 3 DEARBORN RD., GREENLAND" BY BERRY SURVEYING & ENGINEERING, DATED 3 JUL 85, RCRD PLAN #D-14381.

NOTICE:
THE PROPERTIES DEPICTED BY THIS PLAN REPRESENT TWO MUNICIPAL LOTS WHICH WILL BE OWNED IN FEE BY THE TWO CONDOMINIUM ASSOCIATIONS. INTERNAL LOT LINES DEPICTING LIMITED COMMON AREAS ARE SHOWN IN ORDER TO COMPLY WITH THE REQUIREMENTS OF RSA 356-B:20V AND ARE NOT MEANT TO NOR DO THEY IN FACT REPRESENT MUNICIPAL LOT LINES.

FILING OF THIS PLAN IS FOR CONDOMINIUM PURPOSES ONLY, PURSUANT TO RSA 356 B. IT DOES NOT CONSTITUTE A SUBDIVISION OF LAND.

"I CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356 B:20(1), AND THAT THE UNITS SHOWN HEREON ARE PROPOSED AS NOTED."

STATE OF NEW HAMPSHIRE No. 844 J. COREY COLWELL LICENSED LAND SURVEYOR

J. Corey Colwell

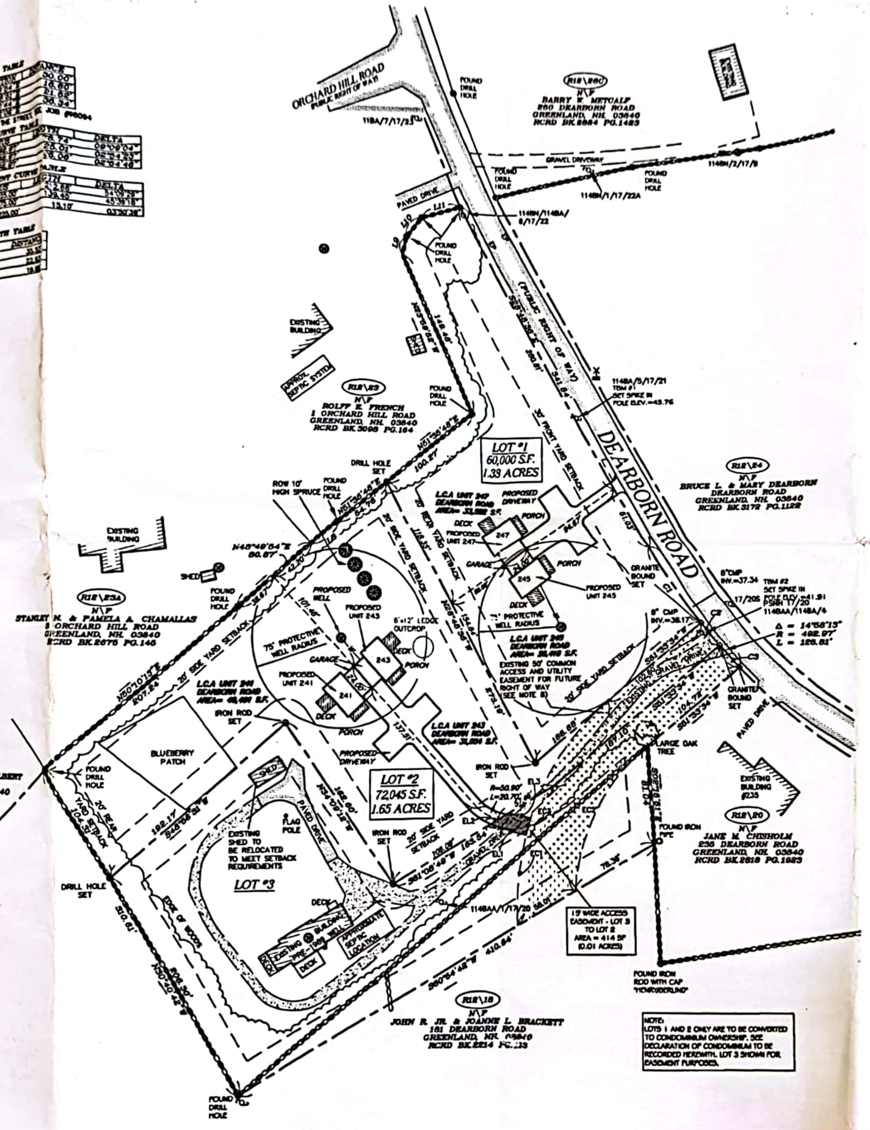
LICENSED LAND SURVEYOR

6·3·99
DATE

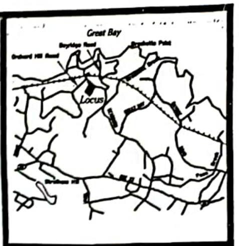
GREENLAND PLANNING BOARD

Steven K. Smith
CHAIRPERSON

6/7/99
DATE


ORCHARD HILL ROAD
PUBLIC RIGHT OF WAY
DEARBORN ROAD
(PUBLIC RIGHT OF WAY)
R12\26C
N/F
BARRY W. METCALF
250 DEARBORN ROAD
GREENLAND, NH. 03840
RCRD BK.2884 PG.1483
R12\23
N/F
ROLFF K. FRENCH
1 ORCHARD HILL ROAD
GREENLAND, NH. 03840
RCRD BK.3098 PG.164
R12\24
N/F
BRUCE L. & MARY DEARBORN
DEARBORN ROAD
GREENLAND, NH. 03840
RCRD BK.3172 PG.1122
R12\23A
N/F
STANLEY N. & PAMELA A. CHAMALLAS
5 ORCHARD HILL ROAD
GREENLAND, NH. 03840
RCRD BK.2675 PG.146
R12\25B
N/F
PAUL L. & MARIE T. GILBERT
PO BOX 494
GREENLAND, NH. 03840
R12\20
N/F
JANE M. CHISHOLM
235 DEARBORN ROAD
GREENLAND, NH. 03840
RCRD BK.2618 PG.1923
R12\18
N/F
JOHN R. JR. & JOANNE L. BRACKETT
181 DEARBORN ROAD
GREENLAND, NH. 03840
RCRD BK.2214 PG.133
LOT #1
60,000 S.F.
1.33 ACRES
LOT #2
72,045 S.F.
1.65 ACRES
LOT #3
L.C.A UNIT 247
L.C.A UNIT 245
L.C.A UNIT 241
L.C.A UNIT 243
BLUEBERRY PATCH
75' PROTECTIVE WELL RADIUS
EXISTING 50' COMMON ACCESS AND UTILITY EASEMENT FOR FUTURE RIGHT OF WAY (SEE NOTE 8)
15' WIDE ACCESS EASEMENT - LOT 3 TO LOT 2 AREA = 414 SF (0.01 ACRES)
FOUND IRON ROD WITH CAP "HENRY/BERLIND"
R=492.97'
L=126.81'

NOTE:
LOTS 1 AND 2 ONLY ARE TO BE CONVERTED TO CONDOMINIUM OWNERSHIP. SEE DECLARATION OF CONDOMINIUM TO BE RECORDED HEREWITH. LOT 3 SHOWN FOR EASEMENT PURPOSES.


Great Bay
Bayside Road
Orchard Hill Road
Locus

LOCATION PLAN

PLAN REFERENCE #1

NOTES:

1. THE PARCELS ARE LOCATED IN THE RESIDENTIAL ZONE.
2. LOTS 1 AND 2 ARE AS SHOWN ON THE TOWN OF GREENLAND ASSESSOR'S MAP R12 AS LOTS 22.
3. THE PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE.
4. OWNER OF RECORD:

MAP R12 LOT 22
BRUCE L. & MARY D. DEARBORN
239 DEARBORN ROAD
GREENLAND, NH 03840
RCRD. BK.3172 PG.1122

APPLICANT:

D.D. COOK BUILDERS
DEARBORN ROAD
GREENLAND, NH 03840

5. ZONING REQUIREMENTS:

MINIMUM LOT SIZE:	60,000 S.F. WITH 45,000 S.F. CONTIGUOUS NON-WETLAND SOIL
*MINIMUM FRONTAGE:	200'
MINIMUM SETBACKS:	
FRONT YARD:	30'
SIDE YARD:	20'
REAR YARD:	20'
MINIMUM WIDTH:	80'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM COVERAGE:	20%

* 20' FRONTAGE REQUIRED FOR BACKLOT SUBDIVISIONS PERSUANT TO SECTION 3.7.1.3 OF THE GREENLAND ZONING ORDINANCE.

6. TOTAL PARCEL AREAS:

LOT 1	LOT 2
60,000 S.F.	72,045 S.F.
1.38 ACRES	1.65 ACRES

SUBMITTED AREA:

LOT 1	LOT 2
60,000 S.F.	72,045 S.F.
1.38 ACRES	1.65 ACRES

COMMON AREA:

LOT 1	LOT 2
60,000 S.F.	72,045 S.F.
1.38 ACRES	1.65 ACRES

LIMITED COMMON AREA:

LOT 1	LOT 2
UNIT 245	UNIT 241
26,418 S.F.	40,491 S.F.
UNIT 247	UNIT 243
33,582 S.F.	31,554 S.F.

7. N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES SUBDIVISION APPROVAL NUMBER SA1998001102 WAS GRANTED ON 11/13/98.
8. THE 50' WIDE EASEMENT FOR FUTURE DEVELOPMENT OF THE PROPERTY NOW OR FORMERLY OWNED BY JOHN R. JR. & JOANNE L. BRACKETT IS A CONDITION OF SUBDIVISION APPROVAL BY THE TOWN OF GREENLAND PLANNING BOARD. IF THE BRACKETT PROPERTY IS EVER DEVELOPED AND A PUBLIC ROADWAY IS PROPOSED FROM THE BRACKETT PROPERTY TO DEARBORN ROAD, THE OWNERS OF LOTS 2 AND 3 SHALL CONVEY FEE INTEREST IN THE FIFTY FOOT PORTION OF THE PROPOSED EASEMENT FOR FUTURE RIGHT OF WAY SHOWN ON THESE PLANS TO THE TOWN OF GREENLAND. UNTIL SUCH TIME AS THE BRACKETT PROPERTY IS DEVELOPED AND A PUBLIC ROADWAY ESTABLISHED, THE OWNERS OF LOTS 2 AND 3 SHALL HAVE EXCLUSIVE USE OF THE EASEMENT SHOWN ON THESE PLANS.

MILLETTE, SPRAGUE & COLWELL, INC.
CIVIL ENGINEERS LAND SURVEYORS

CONDOMINIUM SITE PLAN
TWO 2 UNIT CONDOMINIUMS
FOR
DEARBORN ROAD CONDOMINIUMS
241-247 DEARBORN ROAD
COUNTY OF ROCKINGHAM
GREENLAND, NH.

SCALE: 1" = 50' (IN FEET) DATE:MAY 12, 1999

501 ISLINGTON STREET, P.O. BOX 427, PORTSMOUTH, N.H. (603)431-2222
http: //www.mscenginc.com

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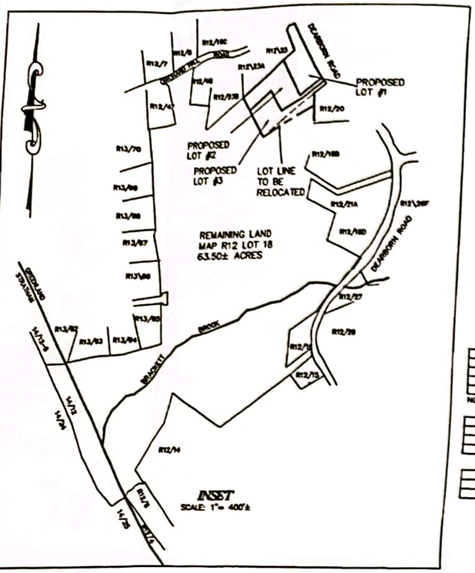
#98104

D-27355

1" = ___

Dec 21 2 PM '98 0057943


R12/7
R12/8
R12/19C
ORCHARD HILL ROAD
R12/23
R12/23A
R12/48
R12/23B
DEARBORN ROAD
PROPOSED LOT #1
R12/47
R12/20
PROPOSED LOT #2
PROPOSED LOT #3
LOT LINE TO BE RELOCATED
R13/70
R12/19B
R13/69
R12/21A
R12/26F
R13/68
R12/19D
R13/67
REMAINING LAND
MAP R12 LOT 18
63.50± ACRES
R13/66
DEARBORN ROAD
GREENLAND
STRATHAM
R12/27
R13/65
14/12-5
R13/62
R13/63
R13/64
BROOK
R12/28
R12/13
BRACKETT
R12/15
14/12
14/24
R12/14
R12/5
14/25
R12/4

INSET
SCALE: 1"= 400'±

ABUTTERS TO REMAINING LAND
OF MAP R12 LOT 18

REENLAND
P NO./PARCEL NO.

/4 Edward F. Winchell
11 Drake Drive
Greenland, NH 03840
/5 Jeanette L. Dringoli (Trustee)
P.O. Box 487
Greenland, NH 03840
12 Maurice Martel
P.O. Box 338
Greenland, NH 03840
14 Keith Murrow
35 Dearborn Road
Greenland, NH 03840
5 Ronald C. Ricker
41 Dearborn Road
Greenland, NH 03840
Everett A. Street, Jr.
45 Dearborn Road
Greenland, NH 03840
John R. Jr. and Joanne L. Brackett
181 Dearborn Road
Greenland, NH 03840
A John R. Brackett, Jr.
181 Dearborn Road
Greenland, NH 03840
B Same as map R12/18A
D Same as map R12/18A
Jane M. Chisholm
235 Dearborn Road
Greenland, NH 03840
Same as map R12/18A
Same as map R12/18A
Bruce L. and Mary D. Dearborn
239 Dearborn Road
Greenland, NH 03840
Rolfe E. French
1 Orchard Hill Road
Greenland, NH 03840
Stanley N. and Pamela A. Chamallas
3 Orchard Hill Road
Greenland, NH 03840

R12/23B Paul A. and Marie T. Gilbert
P.O. Box 494
Greenland, NH 03840
R12/24 Same as R12/22
R12/28 George Manter
2 Chestnut Street
Hudson, MA 01749-2915
R12/47 Same as map R12/18A
R12/48 Same as map R12/18A
R13/62 Donald F. McFeeley
65 Tidewater Farm Road
Greenland, NH 03840
R13/63 Jacqueline E. Sweet
P.O. Box 724
Greenland, NH 03840
R13/64 Bruce L. Tanenbaum
61 Tidewater Farm Road
Greenland, NH 03840
R13/65 Michael G. Marsh
59 Tidewater Farm Road
Greenland, NH 03840
R13/66 Richard A. Ferris
P.O. Box 389
Greenland, NH 03840
R13/67 Thomas S. Menke
53 Tidewater Farm Road
Greenland, NH 03840
R13/68 James E. Kenny
49 tidewater Farm Road
Greenland, NH 03840
R13/69 Burley O. Bartwell
45 Tidewater Farm Road
Greenland, NH 03840
R13/70 Anthony DiLorenzo
41 Tidewater Farm Road
Greenland, NH 03840

STRATHAM
MAP NO./PARCEL NO.

14/12 John R. Brackett, Jr.
181 Dearborn Road
Greenland, NH 03840
14/12-5 Donald F. McFeeley
65 Tidewater Farm Road
Greenland, NH 03840
14/24 New Hampshire Technical College
275 R Portsmouth Avenue
Stratham, NH 03855
14/25 Edward F. Winchell
11 Drake Drive
Greenland, NH 03840

REENLAND PLANNING BOARD

A. Smith
CHAIRPERSON

12-17-98
DATE

LEGEND

BK.2562/PG.2780	BOOK NO./PAGE NO.
C1	SEE CURVE TABLE
EC1	SEE EASEMENT CURVE TABLE
EP	EDGE OF PAVEMENT
HISS	HIGH INTENSITY SOIL SURVEY
L8	SEE LENGTH TABLE
N/F	NOW OR FORMERLY
NHDES	NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES
R	RADIUS
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
SCS	SOIL CONSERVATION SERVICE
S.F.	SQUARE FEET
	GUY POLE
MAP/LOT	ASSESSORS MAP & PARCEL NUMBER
	PROPERTY LINE
	STONE WALL
☐	GRANITE BOUND
●	DRILL HOLE
○	IRON ROD
	UTILITY POLE
	WELL
	WETLAND

LENGTH TABLE

LINE	DIRECTION	DISTANCE
L8	N48°49'54"E	30.00'
L9	N12°[illegible]"E	16.60'
L10	N39°20'44"E	21.62'
L11	N73°42'02"E	36.34'

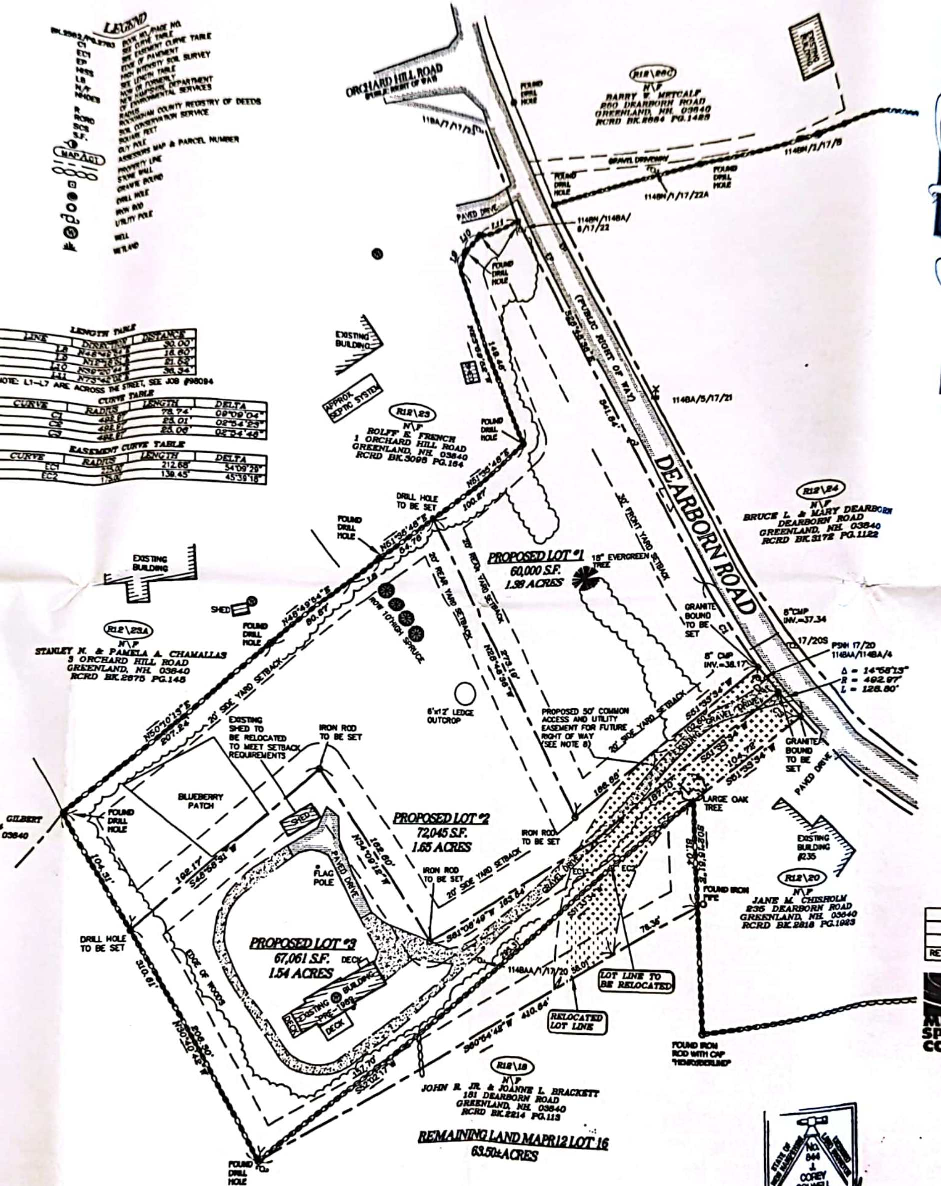
NOTE: L1–L7 ARE ACROSS THE STREET, SEE JOB #98094

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	492.97'	78.74'	09°09'04"
C2	492.97'	25.01'	02°54'23"
C3	492.97'	25.06'	02°54'46"

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
EC1	225.00'	212.68'	54°09'29"
EC2	175.00'	139.45'	45°39'18"


ORCHARD HILL ROAD
(PUBLIC RIGHT OF WAY)
R12\26C
N/F
BARRY W. METCALF
260 DEARBORN ROAD
GREENLAND, NH. 03840
RCRD BK.2664 PG.1425
EXISTING BUILDING
FOUND DRILL HOLE
GRAVEL DRIVEWAY
114BN/1/17/8
114BN/1/17/22A
114BA/7/17/23
PAVED DRIVE
114BN/114BA/6/17/22
L9
L10
L11
(PUBLIC RIGHT OF WAY)
S28°45'36"E
541.64'
114BA/5/17/21
DEARBORN ROAD
N25°00'12"W
148.45'
EXISTING BUILDING
APPROX. SEPTIC SYSTEM
R12\23
N/F
ROLFF E. FRENCH
1 ORCHARD HILL ROAD
GREENLAND, NH. 03840
RCRD BK.3098 PG.164
N51°35'48"E
100.27'
DRILL HOLE TO BE SET
N51°35'48"E
64.76'
L8
R12\24
N/F
BRUCE L. & MARY DEARBORN
DEARBORN ROAD
GREENLAND, NH. 03840
RCRD BK.3172 PG.1122
PROPOSED LOT #1
60,000 S.F.
1.38 ACRES
18" EVERGREEN TREE
30' FRONT YARD SETBACK
20' REAR YARD SETBACK
EXISTING BUILDING
SHED
N48°49'54"E
80.87'
ROW 10' HIGH SPRUCE
R12\23A
N/F
STANLEY N. & PAMELA A. CHAMALLAS
3 ORCHARD HILL ROAD
GREENLAND, NH. 03840
RCRD BK.2675 PG.145
N28°48'36"W
273.19'
6'x12' LEDGE OUTCROP
GRANITE BOUND TO BE SET
8" CMP INV.=37.34
8" CMP INV.=38.17
17/20S
PSNH 17/20
114BAA/114BA/4
Δ = 14°58'13"
R = 492.97'
L = 128.80'
N50°10'13"E
207.24'
20' SIDE YARD SETBACK
EXISTING SHED TO BE RELOCATED TO MEET SETBACK REQUIREMENTS
IRON ROD TO BE SET
PROPOSED 50' COMMON ACCESS AND UTILITY EASEMENT FOR FUTURE RIGHT OF WAY (SEE NOTE 8)
S51°35'34"W
EXISTING GRAVEL DRIVE
104.72'
186.66'
187.10'
GRANITE BOUND TO BE SET
PAVED DRIVE
R12\23B
N/F
PAUL L. & MARIE T. GILBERT
PO BOX 494
GREENLAND, NH. 03840
FOUND DRILL HOLE
BLUEBERRY PATCH
SHED
192.17'
S48°58'31"W
N34°09'18"W
162.60'
PROPOSED LOT #2
72,045 S.F.
1.65 ACRES
IRON ROD TO BE SET
LARGE OAK TREE
EXISTING BUILDING #235
104.31'
FLAG POLE
PAVED DRIVE
IRON ROD TO BE SET
S61°08'49"W 163.84'
GRAVEL DRIVE
EC1
EC2
S51°35'34"W
S08°51'35"E
81.07'
FOUND IRON PIPE
R12\20
N/F
JANE M. CHISHOLM
235 DEARBORN ROAD
GREENLAND, NH. 03640
RCRD BK.2818 PG.1923
DRILL HOLE TO BE SET
310.61'
EDGE OF WOODS
PROPOSED LOT #3
67,061 S.F.
1.54 ACRES
DECK
EXISTING BUILDING PRE-1969
DECK
114BAA/1/17/20
58.01'
78.36'
LOT LINE TO BE RELOCATED
RELOCATED LOT LINE
S60°54'42"W 410.64'
N30°40'42"W
506.30'
157.70'
S32°02'17"W
FOUND IRON ROD WITH CAP "HENRY/BERLIND"
R12\18
N/F
JOHN R. JR. & JOANNE L. BRACKETT
181 DEARBORN ROAD
GREENLAND, NH. 03840
RCRD BK.2214 PG.113
REMAINING LAND MAP R12 LOT 16
63.50± ACRES
FOUND DRILL HOLE
STATE OF NEW HAMPSHIRE
J. COREY COLWELL
No. 844
LICENSED LAND SURVEYOR
PLAN REFERENCE #1

Great Bay
Bayside Road
Orchard Hill Road
LOCUS

LOCATION PLAN

NOTES:

1. THE PARCELS ARE LOCATED IN THE RESIDENTIAL ZONE.
2. THE PARCELS ARE AS SHOWN ON THE TOWN OF GREENLAND ASSESSOR'S MAP R12 AS LOTS 22 & 18.
3. THE PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE.
4. OWNER OF RECORD:

MAP R12 LOT 22	MAP R12 LOT 18
BRUCE L. & MARY D. DEARBORN	JOHN R. JR & JOANNE L BRACKETT
239 DEARBORN ROAD	181 DEARBORN ROAD
GREENLAND, NH 03840	GREENLAND, NH 03840
RCRD. BK.3172 PG.1122	RCRD. BK.2214 PG.113

5. ZONING REQUIREMENTS:

MINIMUM LOT SIZE:	60,000 S.F. WITH 45,000 S.F. CONTIGUOUS NON-WETLAND SOIL
*MINIMUM FRONTAGE:	200'
MINIMUM SETBACKS:	30'
FRONT YARD:	20'
SIDE YARD:	20'
REAR YARD:	80'
MINIMUM WIDTH:	
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM COVERAGE:	20%

* 20' FRONTAGE REQUIRED FOR BACKLOT SUBDIVISIONS PERSUANT TO SECTION 3.7.1.3 OF THE GREENLAND ZONING ORDINANCE.

6. TOTAL PARCEL AREA: 184,492 S.F.
   4.23 ACRES
7. N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES SUBDIVISION APPROVAL NUMBER SA1998001102 WAS GRANTED ON 11/13/98.
8. THE 50' WIDE EASEMENT FOR FUTURE DEVELOPMENT OF THE PROPERTY NOW OF FORMERLY OWNED BY JOHN R. JR. & JOANNNE L. BRACETT IS A CONDITION OF SUBDIVISION APPROVAL BY THE TOWN OF GREENLAND PLANNING BOARD. IF THE BRACKETT PROPERTY IS EVER DEVELOPED AND A PUBLIC ROADWAY IS PROPOSED FROM THE BRACKETT PROPERTY TO DEARBORN ROAD, THE OWNERS OF LOTS 2 AND 3 SHALL CONVEY FEE INTEREST TO THE TOWN OF GREENLAND IN THE FIFTY FOOT PORTION OF THE PROPOSED EASEMENT FOR FUTURE RIGHT OF WAY SHOWN ON THESE PLANS. UNTIL SUCH TIME AS THE BRACKETT PROPERTY IS DEVELOPED AND A PUBLIC ROADWAY ESTABLISHED, THE OWNERS OF LOTS 2 AND 3 SHALL HAVE EXCLUSIVE USE OF THE EASEMENT SHOWN ON THESE PLANS.

PLAN REFERENCES:

1. "PLAN OF LAND, JOHN BRACKETT, DEARBORN RD., GREENLAND–NH" BY MOULTON ENGINEERING CO., DATED 4/79, RCRD PLAN #C–8700.
2. "SUBDIVISION OF LAND OF ANTHONY R. & MILDRED G. BRACKETT, BAYRIDGE ROAD, GREENLAND, N.H." BY BERRY SURVEYING & ENGINEERING, DATED 4 SEP 85, RCRD PLAN #D–15110.
3. "SUBDIVISION OF LAND FOR JOHN L. BRACKETT, JR.,DEARBORN ROAD, GREENLAND, N.H." BY HENRY AND BERLIND ASSOCIATES, INC., DATED FEB. 1988, RCRD PLAN #D–17808.
4. "PLAN OF LAND OF JOHN R. BRACKETT, SR. IN GREENLAND–NH" BY MOULTON ENGINEERING CO., DATED 8–17–73, RCRD PLAN #D–3999.
5. "LAND OF JOHN R. BRACKETT SR. TO BE CONVEYED TO JOHN R. BRACKETT JR." DATED 1–18–79, RCRD PLAN #D–8463.
6. "PLAN OF LAND IN GREENLAND, NH, FOR GEORGE COWEN, 8 DEARBORN ROAD, GREENLAND, N.H." BY KIMBALL CHASE COMPANY, INC. DATED 5–16–85, RCRD PLAN #D–14029.
7. "PLAN OF LOTS "STRATHAM LANE ESTATES" STRATHAM AND GREENLAND, N.H. FOR REYNOLDS DRAKE" BY JOHN W. DURGIN, CIVIL ENGINEERS, PROFESSIONAL ASSOCIATION DATED MARCH 1978, RCRD PLAN #D–7949.
8. "SUBDIVISION OF LAND (LOTS 7 & 8) FOR JOHN R. & JOANNE L. BRACKETT, ORCHARD HILL RD., GREENLAND, NH" BY WALTER J. ZWEARCAN DATED JUNE 1995, RCRD PLAN #D–24127.
9. "SUBDIVISION PLAN, STRATHAM LANE, GREENLAND, NEW HAMPSHIRE PREPARED FOR: MAURICE E. & AGNES A. MARTEL" BY L.J. MILLS REGISTERED LAND SURVEYOR, DATED 11 MARCH 1988, REVISION #1 DATED 5/5/88, RCRD PLAN #D–18039.
10. "SUBDIVISION OF LAND FOR BEVERLY A. BRAYTON AND KEITH L. & ROMEDY L. MURROW IN GREENLAND, N.H." BY PARKER SURVEY ASSOC., INC., DATED AUGUST 1990, RCRD PLAN #D–20672.
11. "SUBDIVISION OF LAND (LOT 6) FOR JOHN R. JR. & JOANNE L. BRACKETT, DEARBORN ROAD, GREENLAND, NH" BY WALTER J. ZWEARCAN DATED NOV. 1991, RCRD PLAN #D–21501.
12. "SUBDIVISION OF LAND AND REVISIONS OF LOT FOR: JOHN R. JR. & JOANNE L.BRACKETT, 181 DEARBORN ROAD, GREENLAND, N.H., SITE: LOTS 2 & 3 DEARBORN RD., GREENLAND" BY BERRY SURVEYING & ENGINEERING, DATED 3 JUL 85, RCRD PLAN #D–14361.

REV. 1	REVISED PER PLANNING COMMISSION COMMENTS	12-08-98

MILLETTE, SPRAGUE & COLWELL, INC.
CIVIL ENGINEERS LAND SURVEYORS

SUBDIVISION AND LOT LINE RELOCATION PLAN
FOR
BRUCE L. & MARY D. DEARBORN & JOHN R. JR & JOANNE L. BRACKETT
181 & 239 DEARBORN ROAD
COUNTY OF ROCKINGHAM
GREENLAND, NH.

50 0 25 50 100 200

SCALE: 1"=50' (IN FEET) DATE:JULY 31, 1998

501 ISLINGTON STREET, P.O. BOX 4008, PORTSMOUTH, N.H. (603)431-2222
http://www.mscenginc.com

D-26861

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